POODY & FEUDEP ZONE PP VICINITY MAP 1" - 600" macadam A PLANS APPROVED BEGINNING FUTURE WIDELING LINE MONING COMMISSIONER DATE 4/9/61 81-95 MACADAMIPAVILLE C-349-81 STOPPED APPA FOR 70UE 600 GENERAL LOTES AMEA OF PROPERTIES TO LESSEN TO LESS O.310 AC. #
POP)
AUTO STOPPAGE
AUTO STOPPAGE 85" 40' BAL70 STATION PROPUSED RUIDING. VARIANCE WAS GRANTED IN CASE 81-954 TO ALLOW A SIDE YARD OF A' INSTEAD OF THE REQUIRED 30' & A REAR YARD OF 4' INSTEAD OF THE ZEQUIZED 30 M-67:50 E Referra 13365491 AZIRKING DATA DREA OF PROPOSED JEED 1/300 = 4 5 PACE REQUIRED BUILDING A SPACES SHOWN + STOCKAGE SPACES papiking lot CHUPCH TOES! CELLOE 20UE 2020 PLAT TO ACCOMPANY APPLICATION FOR A BUILDING PERMIT AND PHOP. STALE I" SO' EALTIMOPHE COUNTY MO. MARCH 10, 1961 E. F. RAPHEL & ASSOC. REGISTERED PROFESSIONAL LAND SURVEYORS 201 COURTLAND AVENUE TOWSON, MARYLAND 21204

1976

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Mary Pollard (Deceased) I, or we, Edward D. Pollard legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Section 238.2 to allow a side yard and rear yard of 4' inlieu of the required 30'. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Pollards Towing Co. has a Baltimore County Police License to tow vehicles. This lot is used to store disabled vehicles towed from accidents. At times 50 or more cars may be in storage. The proposed building is necessary for tow-truck repairs and minor service on cars. If the proposed building cannot be located in the corner of the lot reasonably close to the lot lines - there would not be sufficient room for maneuverability of towed automobiles and storage thereof. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County. ORDERED By The Zoning Commissioner of Baltimore County, this 6th day

of October , 197 80 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baitimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 13th day of November 19780 at 10:00 clock

Item #13 (1980-1981) Property Owner: Edward D. & Mary Pollard (deceased) Page 2 August 28, 1980

especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 6-inch water main (Dwg. 31-0049, file 3) and 8-inch public sanitary sewerage (Dwg. 57-0454, file 1), in Ensor Avenue.

and the control of the

Very truly yours,

ELLSWORTH N. DIVER, P. E. Chief, Bureau of Engineering

END: EAM: FWR: hh

cc J. Wimbley J. Trenner J. Somers

N-N.W. & R-N.W. Key Sheet 40 & 41 N.E. 2 Pos. Sheet N.E.10-A Topo 70 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Maryland Department of Transportation

James J. O'Donnell Secretary M. S. Caltrider Administrator

August 22, 1980

Mr. William E. Hammond Zoning Commissioner County Office Bldg. Towson, Maryland 21204

Attentic -: Mr. N. Commodari

Re: Z.A.C. Meeting, July 15, 1930 ITEM: 13 Property Owner: Edward D. & Mary Pollard (deceased) Location: S/S Ensor Avenue 170' W. of York Road Poute 45 Existing Zoning: BR
Proposed Zoning: Variance to
allow a side yard setback and
rear yard setback of 4' in lieu of the required 30'. Acres: 0.310 Acres

District: 9th

Dear Mr. Hammond:

On review of the plan and site inspection, comments are as

The existing Ensor Avenue is a dead-end roadway.

The plan must be revised to show a 30' roadway with 30' radius returns at Ensor Avenue and York Road.

The existing right of way on York Road is 66'. Face of curb is to be 24' from the centerline of York Road.

Sidewalk ramps will be required.

A distance of 750' between centerlines of intersecting streets is a S.H.A. standard. However, if Raltimore County is planning to improve Ensor Avenue the S.H.A. is agreeable.

It is recommended that the plan be revised before a hearing date is assigned.

Very truly yours,

CL:GW:mah

Charles Lee, Chief Bureau of Engineering

Access Permits

cc: Mr. E. Bober My telephone number is (301) 383-4320 By: George Wittman Mr. E. McDonough Mr. Wimbley P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

111 W. Chesapeake Ave. Towson, Maryland 2120 7027 Kenleigh Road Baltimore, Maryland 21212

RE: Item No. 13

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. Edward D. Pollard

Dear Mr. Pollard:

the requested zoning.

Nicholas B. Commodari Chairman

Buleau of Department of Traffic Engineering

State Roads Commissi

COUNTY OFFICE BLDG.

Burcau of Health Department Project Plansing Building Department Zoning Administratio Induscrial

Davelopment

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of

November 3, 1980

Variance Petition

Petitioner - Edward D. Pollard, et ux

This variance is required as a result of your proposal to construct a combination office/service garage building within 4' of the side and rear property lines of the subject property. This site is presently utilized as a storage lot for damaged vehicles and is located on the south side of the termination of Ensor Avenue west of York Road in the 9th election district.

In view of the fact that revised site plans were submitted that reflect the proposed 40' right of way of Engor Avenue and the new parking arrangement, this petition was scheduled for a hearing. However, the comments from the State Highway Administration have not been addres on the revised plans. I suggest that prior to the scheduled hearing ou contact Mr. George Wittman of said department at 383-4321 and discuss his comments. If revised plans and/or comments are necessary these should be submitted at or before the scheduled hearing.

Particular attention should be afforded to the comments of the Department of Permits and Licenses and the Fire Department.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Very truly yours, ills Elmmoslen Zoning Plans Advisory Committee

NEC:bsc Enclosures cc: E.F. Raphel & Assoc., 201 Courtland Ave. Towson, Md. 21204

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

JOHN D. SEYFFERT DIRECTOR

August 25, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #13, Zoning Advisory Committee Meeting, July 15, 1980, are as follows:

Property Owner: Edward D and Mary Pollard (Deceased) Location: S/S Ensor Avenue 170' W. of York Road Acres: 0.310 acres District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If Ensor Avenue is a public road, proper channelization, parking setbacks, curbing, and turnaround will be required.

> Very truly yours, John J. Wenthy /24

John L. Wimbley Planner III Current Planning & Development BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

August 28, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #13 1980-1981) Property Owner: Edward D. & Mary Pollard (Deceased) S/S Ensor Avenue 170' W. of York Road Acres: 0.310 District: 9th

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

This property comprises Lots 12 through 14 of the "Plat of Land belonging to George B. Ensor, recorded W.P.C. 6, Folio 82."

Ensor Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot minimum right-of-way with a standard type roadway termination at the end thereof. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The entrance locations are subject to approval by the Department of Traffic Engineering, and should be constructed in accordance with Baltimore County Standards and Specifications.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties,

battimore county department of traffic engineering TOWSON, MARYLAND 21204

mind a second se

STEPHEN E. COLLINS

August 11, 1980

Mr. William Hammond Zoning Commissioner County Office Building

Towson, Maryland 21204

- ZAC - July 15, 1980 Item No. 13 Property Owner: Edward D. & Mary Pollard (deceased) S/S Ensor Avenue 170' W. of York Road Location: Existing Zoning: BR

Proposed Zoning: Variance to allow a side yard setback and rear yard setback of 4" in lies of the required 30".

0.310 Acres: 9th District:

Dear Mr. Hammond:

No traffic problems are anticipated by the requested Variance to the side and rear yard setbacks.

> Michael S. Flanigan Engineer Associate II

Very truly yours,

MSF/hmd

وأستن والأراجي

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _1916 day of November, 1980, that the herein Petition for Variance(s) to permit side and rear yard setbacks of four feet in lieu of the required thirty feet should be and the same is GRANTED, from and after the date of this Order, subject, however to the approval of a site plan by the Department of Public Works and A office of Planning and Zoning.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610 TED ZALESKI, JR.

RECEIVED

DATE

Mr. William E. Hammond, Zoring Commissioner Office of Planning and Zoning

County Office Building Towson, Maryland 21201

DIRECTOR

Comments on Item #13 Zoning Advisory Committee Meeting, July 15, 1980 are as follows:

Property Owner: Edward D & Mary Pollard (deceased)
Location: S/S Ensor Avenue 170' W of York Road

Existing Zoning: BR Proposed Zoning: Variance to allow a side yard setback and rear yard setback of 4' in lieu of the required 30'.

August 7, 1980

0.310 Acres: District:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Eandicapped and Agea; and other applicable Codes.

X B. A building/ _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code,

Section/s _____. G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construct; on classification of Table 214.

X I. Comments - It is assumed the office space will be incidental to the garage use, otherwise a 3 hour masonry separation shall be provided. See Sections 416.1, 213.1 (3)

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122

(Plans Review) at 111 West Chesapeake Ave., Towson. Charles E. Burnham, Chief

CEB: rrj

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 212 TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

July 29, 1980

Mr. William R. Hammond, Zoning Commissioner Office of Planning and Zc ing County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #13, Zoning Advisory Committee Meeting of July 15, 1980,

Property Owner: Location: Existing Zoning: Proposed Zoning:

Edward D. & Mary Pollard (deceased) S/S Ensor Ave. 170' W of York Rd.

Variance to allow a side yard setback and rear yard setback of 4' in lieu of the required

Acres: 0.310 District:

Metropolitan water and sewer is available.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing mathed providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

RE: PETITION FOR VARIANCES S/S of Ensor Rd., 170' W of York Rd., 9th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

EDWARD D. POLLARD, et ux. Petitioners

: Case No. 8! 95-A

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

W. Dessea - IN John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 28th day of October, 1980, a copy of the uforegoing Order was mailed to Mr. Edward D. Pollard, 7027 Kenleigh Road, Baltimore, Maryland 21212, Petitioner.

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. REINCKE

August 6, 1987

Zoning Agenda: Heeting of July 19, 1990

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Edward D. & Mary Folland (deceased)

Location: 3/3 Ensor Avenue 170' West of York Road

Gentlemen:

Item No:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(...) 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Intervals along York Road

() 2. A s cond means of vehicle access is required for the site.

() 3. The vehicle dead er condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(AA) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Cost formy (17/00 Approved:

Fire Prevention Bureau Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

October 22, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120h

Dear Mr. Hammond:

Comments on Item #13 Zoning Advisory Committee Meeting, October 14, 1980

Property Owner: Edward D & Mary Pollard (deceased) S/S Ensor Avenue 170' W of York Road

> Variance to allow a side yard setback and rear yard setback of 4. in lieu of the required 30'.

District:

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes. and other miscellaneous

X B. A building/ _____ permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Communial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 6" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the serv ces of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X v. Comments Garage shall comply with Section 416 and 414.0. Any openings in the South or East wall shall be protected by fire doors or windows. Section 914.2. Show handicapped parking, signs and building access. NOTE: These comments reflect only on the information provided by the irawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122

(Flans Review) at 111 West Chesapeake Ave., Towson.

CEB: rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner October 24, 1930 Norman E. Gerber, Director Office of Planning and Zoning

SUBJECT Petition No. 81-95-A Item 13

Petition for variance for side and reur yard setbacks South side of Ensor Road, 170 feet West of York Road Petitioner- Edward D. Pollard, et ux

Ninth District

HEARING: Thursday, November 13, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

9th District

ZONING: Petition for Variance for side and rear yard setbacks LOCATION: South side of Ensor Road, 170 feet West of York Road

DATE & TIME: Thursday, November 13, 1980 at 10:00 A.M.

PUBLIC HEARING: Ream 100, County Office Building, 111 W. Chesapeake Avenue, . Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Potition for Variance to allow a side and rear yard setback of 4 feet in lieu of the required 30 feet

The Zoning Regulation to be excepted as follows:

Section 238.2 - side and rear yard setbacks

All that parcel of land in the Ninth District of Baltimore County

Being the property of Edward D. Pollard, et ux, as shown on plat plan filed with the Coming Department

Hearing Date: Thursday, November 13, 1930 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY GROER OF WILLIAM E. HUDDAND TONING COMMISSIONER OF DALTIMORE COUNTY

E. F. RAPHEL & ASSOCIATES Registered Professional Land Surveyors 201 COURTLAND AVENUE TOWSON, MARYLAND 21204

OFFICE: 825-3906

June 26, 1980

DESCRIPTION TO ACCOMPANY

PETITION FOR VARIANCE EDWARD POLLARD PROP.

Beginning for the same at a point on the southside of Ensor Avenue, said point being located southwesterly 170' from the intersection formed by the west side of York Rd. and the south side of Ensor Avenue, running thence and binding on the southside of Ensor Avenue S 67° 50' W 125.95', thence leaving Ensor Avenue and running on the outline of the land of Edward Pollard the three following courses and distances; 1) S 18° 46' E 104.30' 2) N 67° 50' E 133.65' and 3) N 23° 00' W 104.12' to the place of beginning. Containing 0.310 Acres, -.

POLLARDS TOWING COMPANY INCORPORATED

P.O.BOX # 10092

Hon, William el Hammond., EsQ.,

#3 Ensor Avenue, Towson, Md. 21204.

Zoniong Commissioner,

Baltimore County, Md.

Dear Bill,

#3 ENSOR AVENUE, TOWSON, MD., 21204

On July 7,1980, Eugene F. Raphel and Associates filed a petition

for Pollards Towing Company requesting a variance in the set-back

Pursuant to our telephone conversation, this letter is written to

business from a temporary, grossely inadequate shack.

construct the new facility before extreme cold weather.

Thank you for your kind attention and helpfulness.

request that this petition be expedited if at all possible, because

It would be hoped that zoning approval might be obtained in time to

Yours very truly,

rancellesses Norman W. Wood for Pollards Towing Co

of the extreme inconvenience now experienced in conducting the towing

from lot lims for a proposed building to be constructed at location

Being the property of Edward Pollard.



Reg. Prof. Land Surveyor No. 2246

O EDWARD POLLARD

July 9,1980

例: BALTIMORE COUNT OFFICE OF PLANKING & ZONING TOWSON MARYLAND 21204 494-3355

> WILLIAM E HAMMOND ZONING COMMISSIONER

> > October 31, 1986

- Sign of the contract of the

Mr. Edward D. Pollard 7027 Kenleigh Road Baltimore, Mary and 21212

> RE: Petition for Variance S/S Ensor Rd., 170' W of York Rd Case No. 81-95-A

Dear Mr. Pollard:

This is to advise you that ______ is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113. County Office Building, Towson, Maryland 21204, before the hearing.

WEH:sj

cc: Mr. Richard R. Pollard 6900 Sherwood Road Baltimore, Maryland 21212

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Mar, and - 21204

Date: July 14, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: July 15, 1980

RE: Item No: 193, 9, 10, 11, 12 13, 14 Property Owner: Location: Present Zoning: Proposed Zoning:

District:

No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

i.m. Nick Petrovich, Assistant Department of Planning

Mr. Edward D. Pollard 7017 Kenleigh Road Paltimore, Maryland 21212

NOTICE OF HEARING

RE: Petition for Variance - S/S Ensor Road, 170' W of York Road - Case No. 81-93-A

October 15, 1980

10:00 A.M.

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

Thursday, November 13, 1980

TOWSON, MARYLAND

BALTIMORE COUNTY

cc: E. F. Raphel & Assoc.

WILLIAM E. HAMMOND

Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue

Your Petition has been received and accepted for filing this

Towson, Maryland 21204

201 Courtland Avenue

Towson, Md. 21204

cc: Mr. Richard R. Pollard 6900 Sherwood Road Baltimore, Maryland 2121

Mr. Edward D. Pollard.

Baltimore, Maryland 21212

Cctober , 1980.

Petitioner Edward D. Pollard, et ux

Petitioner's Attorney

7027 Konleigh Road

November 19, 1986

Edward C. Covanny, Jr., Esquire 614 Bosley Avenue Towson, Maryland 21204

> RE- Petition for Variances S/S of Ensor Rd., 170 W of York Rd. -9th Election District Edward D. Pollard - Petitioner NO. \$1-95-A (Item No. 13)

Dear Mr. Covahey:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Couasel

hearing:
Petition for Variant: to allow a side and rear yard metback of 4 feet in lieu of the required 30 feet
The Zoning Regulation to be excepted as follows:
Section 238.2—side and rear yard setbacks setbacks

All that parcel of land in the Ninth District of Battimore County Beginning for the same at a point on the southside of Ensor Avenue, said point being located southwesterly 170'± from the intersection formed by the west side of York Rd. and the south side of Ensor Avenue, running thence and binding on the southside of Ensor Avenue, running thence and binding on the southside of Ensor Avenue S 67° 50' W 125.95', thence leaving Ensor Avenue and running on the outline of the land of Edward Pollard the three following courses and distances: 1) 8 18° 46° E 104.30'; 2) N 67° 50' E 133.65' and 8) N 23° 00' W 104.12' to the place of beginning. Containing 0.310 Acres, ±. Being the property of Edward Polllard.

Being the property of Edward D. Pollard, et ux, as shown on plat plan filled with the Zoning Department

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23 19 80 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once-in-reache of_one_time___successive excelence fore the___13th____ day of ______ lovember ____, 19_80, the first publication appearing on the ____23rd ___day of ___October_____ 19_BQ.

THE JEFFERSONIAN,

Cost of Advertisement, \$.

81-95-A

many Stan

Reviewed by: Kicholas B. Commodari

Chairman, Zoning Plans

Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District	- Date of Posting 10/25/80
Posted for: Cutter for Vare	arce
Posted for: Altern for Vares Petitioner: Electron Dolla	and , et us
Location of property: 5/5 ETERTE RU	170' 22
Nork ad.	
Location of Signs: O Cocation - corner	of 'Gorh I Enror
Location of Signs: O Cocation - corner (acrey north-local York; B)	rigo front of property you
Remarks:	
Posted by GCan Laternan Date Signature	te of return: 10/31/80
Number of Signs:	
my Encor. Pd.)	

ment
Hearing Date: Thursday, November 13, 1980 at 10:00 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Raltimore County
Oct. 23.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this Check

William E. Hammond, Zoning Commissioner

Reviewed by 633 Petitioner's Attorney____ *This is not to be interpreted as acceptance of the Petition for assignment of a

hearing date.

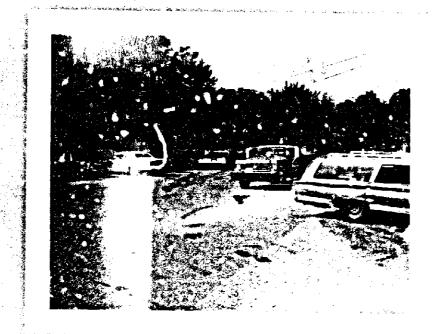
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Petition For		And the second s
Valence		
9th District	_	
Zoning: Petition for	The Recov'	Times 5
Variance for side and rear	The Essex	FID COal
Location: South side of		t - 1 10 th
Ensor Road, 170 feet West	Essex, Md.,	
of York Road Date & Time: Thursday,		e i i i i i i i i i i i i i i i i i i i
November 13, 1980, at	This is to Certify,	, I hat the arm. Xeu
10:00 a.m.	() 11-	
Public Hearing: Room 106, County Office	/ lotation	
Building, 111 W. Chesa-	7710	· · · · · · · · · · · · · · · · · · ·
peake Avenue, Towson, Maryland.	(Hollasch.	
The Zoning		
Commissioner of Baltimore	was inserted in Oge Essex Tim	es, a newspaper
County, by authority of the Zoning Act and Regula-	Ma2 Ilizer ten in 66 pages	•
tions of Baltimore County,	printed and published in Baltim	ore County, once in
will hold a public hearing:	printed and humaned in partial	
Petition for Variance to	Orl-	successive
setback of 4 feet in lieu of	each of	
the required 30 feet. The Zoning Regulation	the before the	<u>all</u> day of
to be excepted as follows:	weeks before the	A QI
Section 238.2 - side and	· · · · (let	ℓ 19 8U
rear yard setbacks. All that parcel of land	——————————————————————————————————————	
in the Ninth District		ω Publisher.
of Baltimore County,	_ J. M. D. W. C.	
beginning for the same at a point on the south side of		
Ensor Avenue, said point	V	
being located southwest- erly 170' plus/minus from		
the intersection formed by		
the west side of York Rd.	the second secon	AND AND ASSESSMENT OF THE PROPERTY OF THE PROP
and the south side of Ensor Avenue, running thence	The state of the s	
and binding on the south		
side of Ensor Avenue S 67*		Control of the second of the s
50' W 125.95', thence leaving Ensor Avenue and		1
running on the outline of		N- 000E17
the land of Edward Pollard the three following courses	BALTIMORE COUNTY, MARYLAND	No. 093547
and distances; 1) S18* 46' E	OFFICE OF FINANCE REVENUE DIVISION	•
104.80', 2) N67° 50' E	MISCELLANEOUS CASH RECEIPT	
133.65' and 3) N 23° 00' W 104.12' to the place of		-
beginning. Containing	Nov. 13 1980 _ACCOUNT	01-662
0.310 Acres, plus/minus. Being the property of	DATE NOV. 13. 1980 ACCOUNT	
Edward Pollard. et ux, as		
shown on plat plan filed with the Zoning	AMOUNT\$	55.75
with the Zoning Department.	AMOUN!	
Hearing Date:		
Thurs., Nov. 13, 1980	RECEIVED Edward D. Pollard	
at 10:00 A.M. Public Hearing: 106.		No. 91-95-A
County Office Building,	FOR: Adv. & Posting for Case	30. 81-10-12
111 W. Chesapeake Avenue. Towson,		
Maryland		
By Order Of William E. Hammond		5 5.75 W
Zoning Commissioner	2028 486 14	5 5.7 5
Of Baltimore County		
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	VALIDATION	
		물건 강선생님 사람이 되었다.
And the Second of the Second		

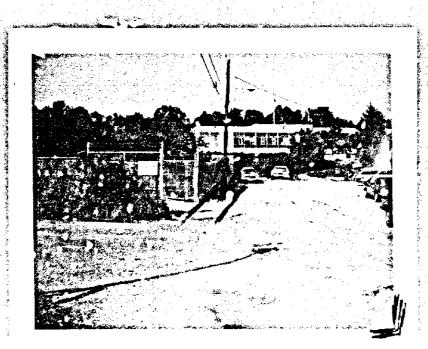
PETITION	MAPPING		NG	PROGRESS SH			SHEE	HEET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	dare	by	date	bу	date	Ьу	date	ЬУ
Descriptions checked and outline plotted on map	mare son									
Petition number added to outline		;								
Denied								77		
Granted by ZC, BA, CC, CA					ä				1.	
Reviewed by:					sed Pla ge in or		or des	script	ion	_Yes _No

OFFICE OF	RE COUNTY, MARYLAND FL CE-REVENUE DIVISION NEOUS CASH RECEIPT	No. 093501
DATE OCT	ober 15, 1980 ACCOUNT	01-662
	AMOUNT_\$25.	.00
RECEIVED FROM:	Richard R. Pollard	
FOR: Fi	ling Fee for Case No. 81	-95-A
	· · · · · · · · · · · · · · · · · · ·	
	394 = 301 15	25.00

VALIDATION OR SIGNATURE OF CASHIER







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TOWSON, MARYLAND 21204				JOT HILLO REVISED MITTER #13
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E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

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